



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
 City Hall 200 North Spring Street Los Angeles CA 90012
NOTICE OF PUBLIC HEARING

- To Owners:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
 - Abutting a Proposed Development Site

- And Occupants:**
- Within a 100-Foot Radius
 - Within a 500-Foot Radius
- And:**
- Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

Project Site: 2512 South Robertson Boulevard

Case No.: ZA-2017-3013-CUW-1A
CEQA No.: ENV-2017-3014-CE
Hearing Held By: South Los Angeles Area Planning Commission
Date: **October 30, 2018**
Time: **After 4:30 p.m.**
Place: Los Angeles Department of Water and Power
 Crenshaw Customer Service Center
 4030 Crenshaw Boulevard
 Los Angeles, CA 90008
Staff Contact: Etta Armstrong, Commission Executive Asst.
 200 North Spring Street, Room 272
 Los Angeles, CA 90012
etta.armstrong@lacity.org
 (213) 978-1128

apcsouthla@lacity.org

Council No: 10 – Wesson Jr.
Related Cases: N/A

Plan Area: West Adams-Baldwin Hills-Leimert
Zone: C4-1VL-CPIO

Plan Overlay: N/A
Land Use: Neighborhood Commercial
Applicant: Jane Collier, Verizon Wireless SMSA, LP
Representative: Lisa Desmond
 Delta Group Engineering
Appellants: Linda Theung & 214 Residents & 53 Businesses (see attached)
Representative: Linda Theung

PROPOSED PROJECT:
 Wireless Telecommunications Facility (WTF).

- APPEAL:**
 Appeal of the July 6, 2018, Zoning Administrator's determination to:
1. Determine, based on the whole of the administrative record, that the Project is exempt from the California Environment Quality Act (CEQA) pursuant to CEQA Guidelines Section 15300 *et seq.* and City of Los Angeles CEQA guidelines Article III, Section 1, Class 3, Category 4, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies with additional terms and conditions;
 2. Approve a Conditional Use Permit authorizing an unmanned Wireless Telecommunication Facility (WTF); and
 3. Approve the installation, use and maintenance of the subject WFT with a 52-foot high mono-eucalyptus, in lieu of 45-foot maximum height, in the C4-1VL-CPIO Zone.

Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300

GENERAL INFORMATION

FILE REVIEW - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

AGENDAS AND REPORTS- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible online at planning.lacity.org. Appeal Recommendation Reports will be available online seven (7) days prior to the public hearing and will be accessible at planning.lacity.org, by selecting "Commissions & Hearings". Appeal Recommendation Reports are hyperlinked to the case numbers on the agendas. If you are appealing a determination of an Associate Zoning Administrator (AZA), please note that the letter of determination is the report which is forwarded to the Commission. Appeal Recommendation Reports are not prepared for AZA appeals. The Commission may consider the entire action even if only a portion of the action has been appealed.

TESTIMONY AND CORRESPONDENCE - Your attendance is optional; oral testimony can only be given at the hearing and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to the hearing. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Department or Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

REQUIREMENTS FOR SUBMISSION OF MATERIALS - Written testimony may be submitted via email, in person or by U.S. mail to the staff identified on the front of this page. Correspondence should be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Initial Submissions** - Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and Commission identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **by 3:00 p.m., Thursday of the week prior to the Commission Meeting**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the public hearing, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning.lacity.org by selecting "Commissions & Hearings" and selecting the specific Commission.

EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

ACCOMMODATIONS - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

List of Appellants (Residents and Businesses*) Appealing to Reject Verizon Condition Use Permit for Cell Tower and Diesel Generator at 2512 S. Robertson Blvd, Los Angeles, CA 90034
Case Nos. ZA-2017-3013-CUW and ENV-2017-3014-CE

1. Michael Abedor
2. Alon Aboutboul
3. Jim Agee
4. Jacqueline Agroca
5. Anabel Aispuro
6. Cecilia Aispuro
7. Doris Alcantar
8. Jason Alex
9. Ron Anantavara
10. Nancy Aquino
11. Yaniv Arbiv
12. Marc Archenault
13. Eden B. Pacana
14. Dennis Bain
15. Helen Bain
16. Mitchel Balmayne
17. Carmen Barahona
18. Jessica Barclay-Strobel
19. Lisa Barnett
20. William Barrett
21. Jeffrey Baughman
22. Randi Becker
23. James Behrens
24. David Beran
25. Jill Blote Vogel
26. Joanna Bogos
27. David Brandt
28. Elaine Brandt
29. Jeffrey Breuer
30. Karen Brown
31. Ina Buckner-Barnette
32. Stephanie Caleb
33. Jade Chan
34. Serena Chang
35. Julie Chargualaf
36. Dean Cheng
37. Daniel and Francine Chitayat
38. Ari Cohen
39. Mitch Cohen
40. Jolene Collins
41. Michael D. Shannon
42. Kate D'Andrea
43. Rafael Dayon
44. Jamela Debelak
45. Andres Diana
46. Rebecca Dienno
47. Amy DiSalvo
48. Bertha E. Perez
49. Christopher Eichorn
50. Natalie Elazar
51. Kimberly Elliott
52. Karen Feinberg
53. Lawrence Feinberg
54. James Feld
55. Marilyn Feld
56. Leon Felus
57. Quincy Ferguson
58. Dan Fink
59. Doug Fitzsimmons
60. Amanda and John Foley
61. Alexandra Foote
62. Cynthia Forchielli
63. Meysam Foruoghi
64. Donna Frieden
65. Carol Fuchs
66. Ron Fuglsby
67. Adrian Furchner
68. Alex Galvan
69. Alejandra Garcia
70. Melissa Garcia
71. Pascual Eleazar Ruiz Garcia
72. Hector Garza
73. Gilbert Geronimo
74. Nena Geronimo
75. Dina Gibson
76. James Gierman
77. Laura Goldsmith
78. Teddy Goldsmith
79. Alexander Granieri
80. Tai Grinblat
81. Sandey Grinn
82. John Gutierrez
83. Marcelo Gutierrez
84. Michael Haft
85. Dan Halloran
86. Anne Hart
87. Angelica Hess
88. Beth Hirsch
89. Andrew Hoffer
90. Diane Holskin
91. Matthew Holskin
92. Christy Hunter
93. Dexter Hutchison
94. Blake Ingram
95. Joan Ingram
96. Janice Jones
97. Ilana Jurkowitz
98. Avi Kadmon
99. Lucas Kanopa
100. Marla Kanopa-Bizzle
101. Klaude Kimura
102. Jezmae Klein
103. Sam Klein
104. Mary Koetting
105. Linda Kontos
106. Noey Kupchan
107. Shuli Kupchan
108. Luis Lam
109. Anura Lawson
110. Andrew Leavenworth
111. Kathy Lee
112. Chris Leggett
113. Aaron Lennard
114. Mercedes Leon
115. Elisa Leonelli
116. Barry Levine
117. Laurie Levine
118. Marion Levine
119. Lisa Littman
120. Nicole LoSasso
121. Iris Luthi
122. Sheila Maddox
123. Maria Magallanes
124. Edwin Maldonado
125. Mina Marcos
126. Joseph Martinez
127. Linda Matthews
128. Tim Mayhew
129. Craig McCain
130. Harold McCauley
131. Amy McKay
132. Carl McKay
133. Zack Medway
134. Joseph Mena
135. Aurora Meneghello
136. Tiffany Sydelle Miller
137. Emil Mondelo
138. Frankie Mondelo
139. Susan Mondelo
140. Neri Moran
141. Deni Mosser
142. Jonathan Nazish
143. George Neil
144. Phoebe Neil
145. Lucinda Newsome
146. Kate Noonan
147. Jonathan Norton
148. Jose Ortega
149. Antonia Otazu
150. Nestor Otazu
151. Renato Pacana
152. John Palmerton
153. Mary Parkinson
154. Nicole Parvizshahi
155. Kathryn Pellman
156. Benjamin Perez
157. Michael Clark Perry
158. Alvaro Piccioni
159. Martin Porcelain

160. Justin Poulsen
161. Alfredo Ramirez
162. Charles Rarta
163. Clara Reyes
164. Krystle Reyes
165. Stephanie Ripps
166. Jenny Roman
167. Paul Roman
168. Sarah Romotsky
169. Harry Rosenfeld
170. Michael Rozales
171. Estela Ruiz
172. Juan Saba
173. Susan Salandra
174. Lorraine Salk
175. Carol Sanders
176. James Scythe
177. Carl Sealove
178. Deborah Sealove
179. Brian Segell
180. Robert Semon
181. Elena Shahdadi
182. Huli Sloane
183. Noah Sloane
184. Raphael Sloan
185. Jacob Smith
186. Ellen Snyder
187. Nick Spark
188. Larry Spektor
189. Catherine St. Claire
190. William Stapleton
191. Patricia Stewart Nolen
192. Fran Sutton-Williams
193. Aleksander Tamm-Seitz
194. Linda Theung
195. Laura Thieme
196. Trevor Thieme
197. Tony Tith
198. Maybell Ulandez
199. Tess Vinnedge
200. Vern Waldroal
201. Nik Ward
202. Bryan Warman
203. Nancy Weintraub
204. Scott Weintraub
205. LE Welden
206. Rose White
207. Sandra Willard
208. Molly and Greg Wootton
209. Josh Wozman
210. Lily Yovetich
211. Lucas Yovetich
212. Sue Yovetich
213. Heide Ziecker
214. Russell Ziecker

Businesses

1. 777 Exotic Car Rental
2. A-1 Construction Design
3. Alcon Lighting
4. Alicia Salon
5. Antique Plus
6. Arcpoint Labs-West L.A.
7. Art and Soul Tattoo
8. Art Deco Designers
9. Beverlywood Swim School
10. Brody-Pennell HVAC
11. Campos Tacos
12. Century 21 Beverlywood Realty
13. Creative Producers Group Inc
14. Danny Custom Upholstery
15. Dave's Liquor
16. Dolce Isola
17. Domino's Pizza
18. Eli's Upholstery
19. Eloise's Clip and Fluff
20. Emil's Hardware
21. Esmerada's Mini Market
22. eWork Shoppe
23. Fancy Cleaners
24. Fine Art by Barbara Mendes
25. Fred's Bakery
26. Gentleman's Suit Outlet
27. German Autosport
28. Ivan Gallery
29. Knox Salon
30. Merit
31. MGM Fine Upholstery
32. Miss Donut
33. Mostly Angels and Magicals
34. Nationwide Mortgage Corp
35. New Me Apparel
36. Palmer Addressing and Mailing Co.
37. Passages Beverlywood
38. R.P.M. Brake Service
39. Rachel Rosenthal Company
40. Roads R Us Auto Inc
41. Sunset Plaza Carpets Co.
42. Taco Bell
43. Techcare Computers
44. The Bagel Factory
45. The Dance Store
46. The Empanada Factory
47. The Relational Center
48. The X Change
49. Tommy's Express Car Wash
50. Undergrind Café
51. Wellness Source Chiropractic
52. Westside Electric
53. Wonder Kids World